

City of San Juan Bautista, State of California
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title: City of San Juan Bautista – Windmill Market Gas Station
Responsible Agency: City of San Juan Bautista
P.O. Box 1420
San Juan Bautista, California 95045
Project Applicant: Alameda Plaza Associates
Project Location: 301 The Alameda, City of San Juan Bautista
APN: 002-052-009
Project Planner: Matthew Sundt, City Planner
Review Period: **June 22, 2010 to July 22, 2010**
Hearing Date: **August 3, 2010**

PROJECT DESCRIPTION: Proposed gas station that includes three pumps on two islands capable of fueling six vehicles at one time. Construction of a 21 foot tall faux water tower, removal of 18 parking spaces from the Windmill Plaza shopping center parking lot. Proposed project requires amending the January 1993 Alameda Plaza PUD and Alameda Plaza Overall Sign Program.

MITIGATED NEGATIVE DECLARATION: The City of San Juan Bautista has determined that said project will not have the potential to significantly degrade the quality of the environment; that said project will have no significant impact on long-term environmental goals; that said project will have no significant cumulative effect upon the environment; and that said project will not cause substantial adverse effects on human beings, either directly or indirectly. Therefore, an Environmental Impact Report is not required. Because there are potential environmental impacts associated with the proposed project mitigations are prescribed.

HAZARDOUS MATERIALS: Per Section 65962.5 of the Government Code, no hazardous materials are known to exist on the project site.

PUBLIC COMMENTS: Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the City of San Juan Bautista Planning Department. The City of San Juan Bautista will consider all comments received by 5 P.M. on July 22, 2010, which ends the 30-day public review period as allowed by CEQA Guidelines Section 15073.

HEARING DATES: A Planning Commission hearing for this project will occur on **August 3, 2010**. The hearing will occur at 6 P.M., at the City of San Juan Bautista Council Chambers located at 311 Second Street in San Juan Bautista. Although oral comments may be presented at this hearing they are considered “late” comments per CEQA Guidelines Section 15207, and the Lead Agency (i.e., the Planning Commission) may choose not to respond to them.

AVAILABILITY OF THE MITIGATED NEGATIVE DECLARATION: Additional information on this project, including a copy of the application and initial study, are available at the City of San Juan Bautista, City Hall, 311 Second Street, or by mail via P.O. Box 1420, 95045 (Tele: 831-623-4661).

Matthew Sundt, City Planner - 831-623-4661(Tuesdays only), otherwise 831-372-1314